

Aldreds
Estate Agents



27 Commodore Road
Oulton Broad, Lowestoft, NR32 3NE
Asking Price £275,000



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Aldreds are delighted to offer this beautiful two bedroom, bay fronted character home, situated in the heart of Oulton Broad. The property enjoys stunning views across the Broads from the rear windows and garden and is within walking distance of the Broads National Park. This outstanding home retains many original features, including attractive cast iron fireplaces, while offering spacious and versatile accommodation throughout. The ground floor comprises an entrance hall, lounge with bay window, formal dining room, spacious fitted kitchen, rear sitting/garden room and a ground floor bathroom. To the first floor, there is a landing, two double bedrooms and an ensuite shower room to bedroom one. Outside, the property benefits from a driveway to the front and a beautiful, lawned rear garden. Presented to an excellent standard throughout, the property features tasteful neutral décor, gas central heating via a recently installed combination boiler with the benefit of a manufacturer's guarantee, and uPVC sealed unit double glazed windows and doors. Properties of this quality, situated in such a desirable location, rarely come to the market. An early viewing is strongly recommended.

Entrance Hall

LVT flooring, uPVC entrance door, useful recess for hanging coats etc.

Lounge

12'9" x 10'0" (3.91 x 3.05)

LVT flooring, walk-in uPVC bay window, flat plastered and coved ceiling, beautiful cast iron and tiled fireplace with timber surround and tiled hearth, TV point, power points, radiator.

Dining Room

10'7" x 8'9" (3.25 x 2.68)

LVT flooring, flat plastered and coved ceiling, uPVC window, radiator, power points, beautiful cast iron and tiled fireplace with timber surround and tiled hearth, ample space for family size dining table and chairs, enclosed staircase leading to the first floor.

Kitchen

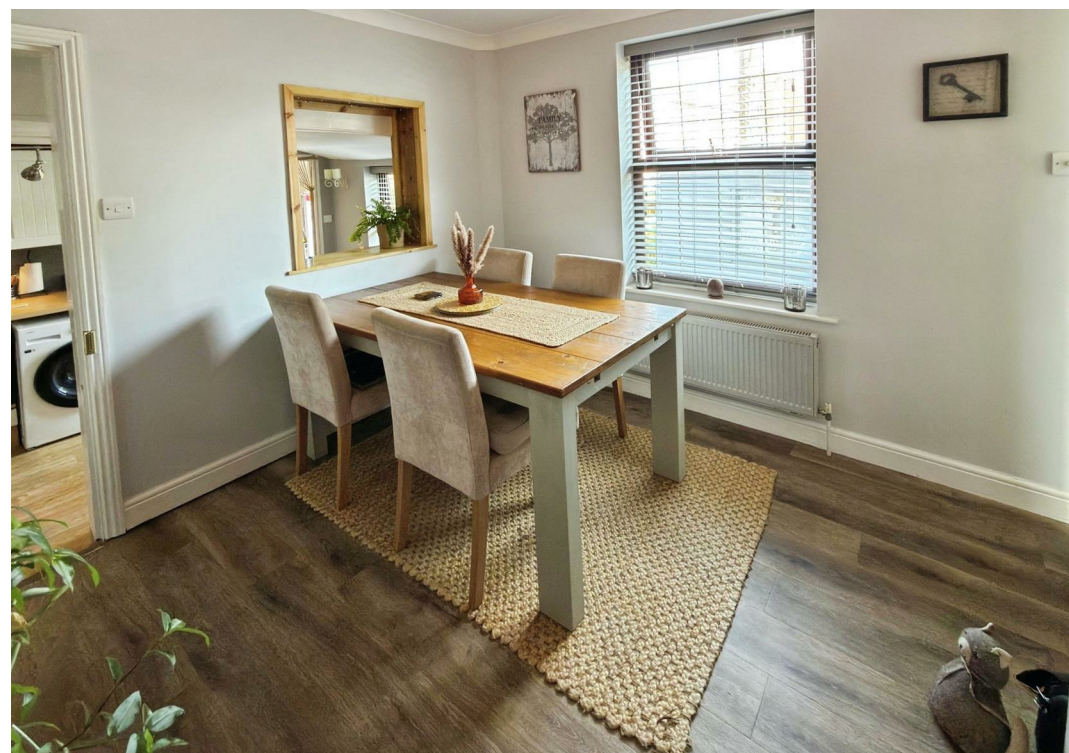
9'0" x 14'2" (2.75 x 4.34)

Timber effect vinyl flooring, a full range of fitted kitchen units with extended timber work surfaces, tiled splash backs, double stainless steel sink with single drainer, built-in electric oven with matching four burner gas hob, enclosed extraction cooker hood, stainless steel splash back, uPVC window, radiator, flat plastered ceiling, modern recently installed combination boiler, recess for white goods including plumbing for a washing machine & dishwasher.

Rear Sitting/Garden Room

11'9" x 6'11" (3.6 x 2.12)

LVT flooring, uPVC window, uPVC door leading to rear garden, radiator, power points, flat plastered and coved ceiling.





Family Bathroom

LVT flooring, pedestal sink, low level WC, raised panel bath with tiled splash backs, extractor fan, radiator, flat plastered ceiling.

Landing

Stripped and painted timber flooring.

Bedroom 1

9'8" x 9'7" (2.95 x 2.93)

Laminate flooring, original cast iron fireplace with timber surround, radiator, uPVC window, flat plastered and coved ceiling.

Bedroom 2

9'7" x 8'7" (2.93 x 2.63)

Laminate flooring, flat plastered and coved ceiling, uPVC window, radiator, power points, original cast iron fireplace, full length walk-in wardrobe/storage cupboard.

Ensuite Shower Room

Timber effect vinyl flooring, quality fitted shower suite comprising of a fully tiled shower cubicle, pedestal sink, low level WC, flat plastered ceiling, uPVC window, radiator.

Outside

To the front of the property there is open plan front garden with a driveway providing parking for a small car. Outside to the rear is beautifully presented enclosed garden with a very private rear aspect with views of the broads over the rear fence. The garden is laid to ornamental slate allowing a seating/BBQ area ideal for bistro style dining, part laid to lawn with flower and shrub borders, a further concrete seating area, timber and felt garden shed with power and lighting, external power point, all enclosed by high timber fencing.

Ref: L2660/07/26



Floor Plan

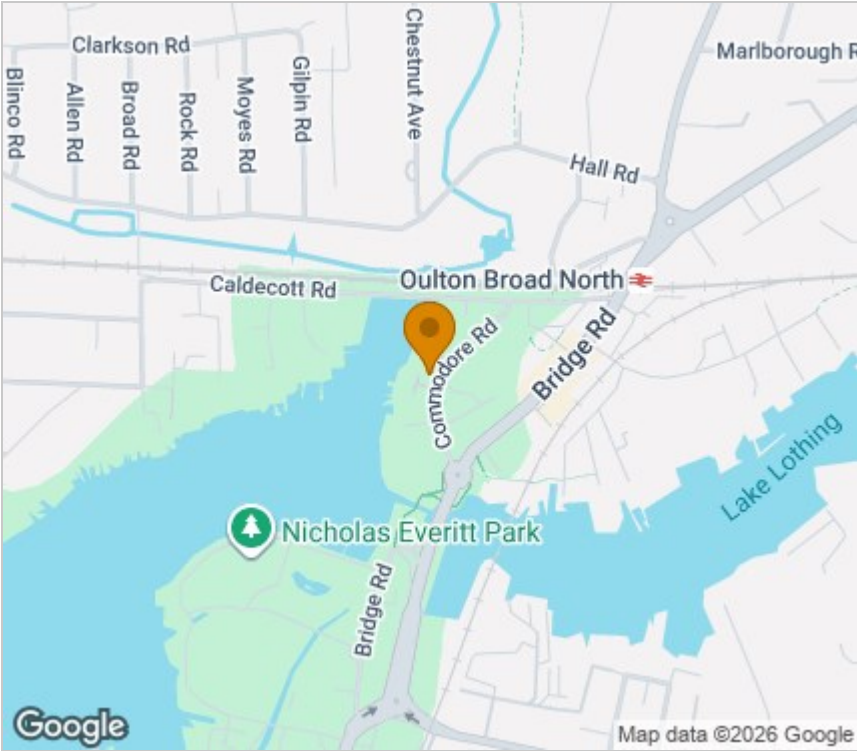


Viewing

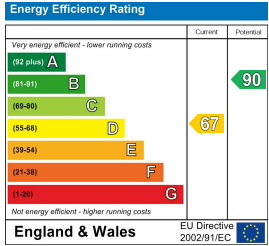
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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